

**United States Department of the Interior**  
National Park Service**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

**1. Name of Property**Historic name: Timber Point

Other names/site number: \_\_\_\_\_

Name of related multiple property listing: \_\_\_\_\_

(Enter "N/A" if property is not part of a multiple property listing)

**2. Location**Street & number: Timber Point RoadCity or town: Biddeford State: Maine County: USANot For Publication: ☐ Vicinity: ☐**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria:

X A \_\_\_ B X C \_\_\_ D\_\_\_\_\_  
**Signature of certifying official/Title:****Date**\_\_\_\_\_  
**State or Federal agency/bureau or Tribal Government**

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria.

\_\_\_\_\_  
**Signature of commenting official:****Date**\_\_\_\_\_  
**Title :****State or Federal agency/bureau  
or Tribal Government**

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#### 4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register  
☐ determined eligible for the National Register  
☐ determined not eligible for the National Register  
☐ removed from the National Register  
☐ other (explain:) \_\_\_\_\_

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Signature of the Keeper

Date of Action

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#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

- Private: ☐  
Public – Local ☐  
Public – State ☐  
Public – Federal ☒

##### Category of Property

(Check only **one** box.)

- Building(s) ☐  
District ☒  
Site ☐  
Structure ☐  
Object ☐

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

| Contributing | Noncontributing |            |
|--------------|-----------------|------------|
| <u>9</u>     | <u></u>         | buildings  |
| <u></u>      | <u></u>         | sites      |
| <u>4</u>     | <u></u>         | structures |
| <u>3</u>     | <u></u>         | objects    |
| <u>16</u>    | <u></u>         | Total      |

Number of contributing resources previously listed in the National Register 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Domestic/Camp

**Current Functions**

(Enter categories from instructions.)

Conservation Area  
Recreation and Culture

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Late 19th and 20th Century Revivals

Other: Arts and Crafts

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: CONCRETE/POURED  
CONCRETE/BLOCK  
STONE  
BRICK  
ASPALT

Walls: WOOD/SHINGLE  
WOOD/VERTICAL BOARD  
BRICK

ROOF: STONE/SLATE  
ASPALT/ROLLED  
ASPALT/SHINGLES

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The 85.95 acre Timber Point including the 14.85 acre Timber Island, the most southerly point in the City of Biddeford is a heavily wooded promontory projecting in the Atlantic at the mouth of the Little River between Biddeford Pool and Kennebunkport. The property is accessed from Biddeford to the northwest and Kennebunkport to the southwest by ME Route 9. The estate is entered by Timber Point Road, a dirt drive at the end of Granite Point Road. Timber Point Road

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follows the eastern bank of the Little River before turning inland and heading south to the residence.

Timber Point is a residential estate that includes 10 buildings and 5 ancillary structures that are part of the estate. The estate includes the main house residence, a two-story wood frame cottage, constructed in 1931; a garage, constructed in 1931; a laundry, constructed in 1931; a greenhouse/potting shed, constructed ca. 1935; a hose shed, constructed ca 1947, a paint shed, constructed ca. 1936; a truck garage, constructed ca. 1936; a boat house and changing house, constructed ca. 1937; and a pump house, constructed ca 1937. Additionally, the property includes a seawall, constructed ca 1931 but rebuilt over time; a tennis court, constructed ca 1932, a concrete swimming pool, constructed ca 1937; and the remains of a surfboat and the foundation footings of an Alfred Shaker Village barn moved to the property from Alfred in 1938. The barn has since been moved off of the property by the Ewing Family and relocated on the farmhouse parcel to the north of the complex.

The main house and outbuildings, all of wood, are well-preserved examples of cottage architecture, much of it of an eclectically designed character, as manifested in Maine coastal settings. Some of the buildings are the work of Charles Ewing, master architect, who took advantage of the local materials and settings to create distinctive designs. A number of the outbuildings were built by members of the Ewing family, following the vernacular architecture tradition. While lesser-used areas of the property were allowed to regenerate seedling trees, cleared areas remain around most of the structures and convey a strong feeling of what the estate was like during its period of significance.

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## Narrative Description

### Main House, constructed 1931.

The one-and-one-half story residence adopts an irregular plan and rests on a concrete and fieldstone foundation. The ten-bay wide by three-bay deep dwelling faces north, northwest. The residence is capped by a side gable roof sheathed with Monson slate shingles; an intersecting front facing gable is located above the front entry. The roof is flashed with copper and a wood gutter is located along the eave. Four brick chimneys, one on the north slope and three on the south slope; pierce the roof. Each chimney is capped by a cast stone cap. Four gable roof dormers are located on the north roof plane and five are located on the south plane. A paired six-light wood casement window is located within each dormer. The exterior walls of the house are clad with painted wood shingles. Windows are typically paired wood casements with either six or eight lights. Many of the openings are highlighted by vertical board shutters featuring a stylized arrow head motif above two tapering drill cuts. The Ewing family has reported that the stylized arrow is a reference to his father's Civil War regiment, but, overtly, a representation of a pine tree.

The north façade features an intersecting front facing gable near the west end of the facade. This gable marks the principal entrance to the building. Two sets of paired six-light casement windows are featured in the gable. Entrance to the building is through an inset six-panel wood

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door flanked by five sidelights over a single raised panel. The door features a formal wood surround supported by paired Doric columns. The opening is further defined by a bracketed shed roof sheathed with slate. A paired eight-light casement window is located to each side of the entryway. A one-and-one-half story two-bay wide by one-bay deep ell projects out to the north from the east end of the facade. The front facing gable of the ell features a six-light casement window above two sets of paired eight-light casements. A one-story gable roof wing is located at both the east and west ends of the facade. The west wing features a tripartite eight-light casement on the north elevation while the east wing features a paired six-light casement.

The south or rear elevation features one projecting gable located near the west end of the elevation. A single gable roof wall dormer breaks the roof plane on both sides of the gable. The one-and-one-half story front facing gable features two sets of paired eight-light casement in the gable end above a large single-light picture window flanked by ten-light sidelights. A secondary entrance is located to the east of the projecting gable. The inset entry features a concrete and flagstone patio; a nine-light-over-two-panel wood door and a band of three, fifteen-light-over-one-panel fixed wood sash windows to the west of the entry. The entry opening also features a wood frame screen door. East of the inset entry is a large single-light picture window flanked by ten-light sidelights. To the east of the picture window are three six-light casements and one eight-light casement window. Each opening is highlighted by vertical board shutters featuring the arrow motif.

A one-story shed roof entry porch and secondary entrance is featured on the east elevation. Slender wood posts resting on a poured concrete patio support the roof which is sheathed with copper. The entranceway features a nine-light over two-panel wood door. A six-light casement window is located to the north and south of the entry opening. Additionally, an exposed brick chimney is located south of the door and window opening at the south end of the porch. To the north of the porch is a wood frame bulkhead providing access to the partial basement.

The exterior of the residence is in good condition and has had little alteration since its construction. There has been some partial in-kind replacement of windows, exterior doors, screens and siding much of it after the October 1991 storm.

The interior of the residence at Timber Point still retains much of the original materials including spruce board and batten walls, wood flooring, wood panel doors, built-ins, and porcelain bathroom fixtures. Window and door openings feature simple flat casings.

The principal entry on the north facade leads to a small entry hall nearly square in plan. The spruce walls of the entry hall are stained light green and the ceiling is painted plaster. To the right of the entry is a small closet space used as a potting space by Louise Parsons Ewing and servants before plants were moved to the greenhouse during the early spring. The walls, floor and ceiling are wood. To the left of the entry is a thru-hallway oriented on a north-south axis; windows on the south wall provide light to the interior and a wonderful view of the lawn, sea-wall and ocean beyond. Like the entry hall, the spruce walls of the entry hall are stained light green and the ceiling is painted plaster.

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The living room is located to the southwest of the hallway. The walls are pickled spruce and the ceiling is painted plaster with two 6" x 12" long leaf yellow pine girders running east to west to either side of the inset fireplace located on the west wall. A large window on the south wall provides light to the interior and a wonderful view of the ocean beyond. A low wood bookcase is located to each side of the window opening. Along the north wall of the living room is an enclosed stair which provides access to the upstairs chambers. The stair features two risers to a landing and then the stair turns to the west and rises eleven steps to the second floor. The stair opening features a square wood post above a low balustrade along the west side of the two lowest risers. A door at the northwest corner of the living room provides access to two bedrooms and a bathroom. The walls of the rooms are board and batten and the wood ceiling in the largest room, or the owners' room has been strapped with narrow wooden battens laid in a grid pattern. A crown moulding wraps the room. The flooring is wood boards. Door and window casings are simple flat casings. An inset fireplace is located on the west wall of the owner's room; a built-in bookcase is located to the south of the fireplace.

To the east of the hallway is the Billiard Room and Dining Room; the Billiard Room is located to the north. The walls of the Billiard Room are board and batten and the wood ceiling has been strapped with narrow wooden battens laid in a grid pattern. Two pendant lights hanging from the ceiling mark the location of where the billiard table was located. A crown moulding wraps the room. The flooring is wood boards. Door and window casings are simple flat casings. An inset along the west wall once held a Steinway "Studio" piano, a built-in bookcase is located to each side. An inset fireplace is located on the east wall of the owners room; a built-in bookcase is located to the north of the fireplace. An opening to the south of the fireplace leads to a narrow back hall. A small hidden closet is located on the east wall of the hallway. Entrance to the closet was gained by turning a coat hook on the wall. At the north end of the hall is one bathroom and two bedchambers. The walls of the rooms are board and batten and wrapped by crown moulding. The flooring is wood boards. Door and window casings are simple flat casings.

The Dining Room is located to the south of the Billiard Room and east of the hallway. The walls are pickled spruce capped by a crown moulding and the ceiling is painted plaster. A large window on the south wall provides light to the interior and a wonderful view of the ocean beyond. Along the east wall is a built in hutch for china. An alcove to the northeast contains built-in shelving along the east wall; a door on the north wall leads to the Billiard Room and a door to the south leads to the Pantry.

The Pantry is located east of the Dining Room and links the Dining Room to the kitchen located to the east. The walls are painted vertical board; white above a chair rail and yellow below. The ceiling in both rooms is painted wood. Several windows on the south wall provide light to the interior. A counter with cabinets below is located along the south wall as well. A built in hutch is located in the northwest corner of the room. A small alcove which held the refrigerator as well as kitchen supplies is located to the east. An enclosed stair which provides access to the upstairs chambers is located to the north of the alcove. A door at the northeast corner of the Kitchen provides egress to the exterior and the Laundry to the east. In 1957, Robert Ewing, son of Charles Ewing added a door between the kitchen and bathroom to the north. The addition is not readily apparent as the new door and trim match existing. In 1958 or 1959, Robert removed a

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wall between the kitchen and the maid's dining room to create a larger, more open kitchen. The removal of the wall is not readily apparent.

The second floor was utilized as the sleeping quarters and contains the ten bedrooms, linen closets and three bathrooms. Second floor interior finishes include board and batten spruce walls, wood ceilings and hardwood floors. The bathrooms contain their original plumbing fixtures and fittings. During the 1940s, Charles Ewing removed a wall between the sewing room and the maid's sitting room on the north side of the second floor to create a large nursery. The removal of the wall is not readily apparent.

Two unfinished storage spaces are located on the second floor; one is located at the west end of the residence and the other at the northeast corner. Access to the attic is provided by a wood stair in the storage space at the west end of the residence. The attic space, which runs the length of the residence features a rough board floor and exposed rafters.

**Garages and Pat's Place, constructed in 1931;  
Cabinetry shop addition, ca 1934.**

A one-story, wood-frame garage (ca. 1931) is located northeast of the residence. The garage is comprised of a 35'-2" wide by 16'-10" deep central four-bay rectangular block oriented on a northwest/southeast axis with a 23'-0" wide by 16'-10" deep two-bay block canted forty-five degrees to the west on the northwest elevation and a 15'-10" wide by 28'-10" deep two-bay block projecting southwest from the southeast elevation. The garage is constructed on a concrete slab. The main block and northwest cant are capped by a side gable roof sheathed with slate while the southern projection is capped by an intersecting front gable sheathed with both slate and asphalt roll (southeast roof plane). The roofs are all flashed with copper. A cupola is perched at the peak of the roof at the intersection of the main block and canted block. The cupola is capped by a pyramidal roof sheathed with slate. Louvered wood blinds are featured on the sides of the cupola while the base of the cupola is clad with painted wood shingles. A brick chimney pierces the ridge of the northeast end of the front facing gable. The garage is clad with painted wood shingles.

The facade features numerous openings along the entire length. Moving in a southeast direction from the northwest corner, the first two bays of the garage are infilled by paired solid plywood garage doors hinged to a simple wood frame. The next two bays feature paired eight-light over four vertical panel, hinged wood doors; the south pair of doors is in deteriorated condition. To the right of the paired multi-light opening is a an 8'-0" wide by 7'-6" high clear opening framed by a simple wood frame. A single four-light over three horizontal panel wood door is located to the right of the clear opening and provides access to the space behind the front gable projection which was used as a wood shop.

Pat's Place (Chauffer Apartment) was located in the one-story block projecting southwest from the southeast elevation. The block features a single four-light over three horizontal panel wood entrance door located at the northeast end of the north elevation. A single six-light wood casement is located to the west of the entry. A paired six-light casement is centered on the



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southwest elevation. The opening is set within a simple wood frame and highlighted by three-board shutters with the arrow motif. The southeast elevation features a paired six-light casement located at the west end of the elevation and a tri-partite window comprised of a six-light fixed sash flanked by six-light casements. Both openings feature a simple wood frame and are highlighted by three-board shutters with the arrow motif.

A one-story, approximately 13'-0" square cabinetry shop addition is located east of the garage and connected by a gable roof sheathed with asphalt shingles. The wood frame structure is capped by a front gable roof sheathed with asphalt shingles. The walls of the structure are clad with painted wood shingles. A single batten wood entry door is located at the west end of the north elevation. A paired six-light casement window is located to the east.

### **Laundry, constructed in 1931**

The Laundry (ca. 1931) located east of the residence and south of the garage is a one-story, 13'-3" wide by 17'-4" deep wood frame structure. The structure is linked to the residence by a wide brick path. This laundry is constructed on a concrete and fieldstone foundation and is capped by front gable roof sheathed with slate. The roof is flashed with copper. The southwest elevation features a narrow pent roof sheathed with slate. The pent roof is supported by a slender wood post at the north and south ends. Decorative wood lattice is located between the post and the facade. The building is clad with painted wood shingles. A single vertical-board wood door at the north end of the southwest facade provides the principal access point. The opening is framed by a simple wood surround. A narrow wood sash window with fifteen horizontal lights is located to the south of the entry below the pent. Like the doorway, the window is framed by a simple wood surround. Two sets of paired six-light casements are located at the east end of the southeast facade. A single four-light casement window and a twelve-light over wood panel door are located on the rear elevation of the laundry. A small one-bay by one-bay intersecting gable wing projects from the northwest elevation of the laundry. The wing was used to store firewood.

### **Potting Shed and Greenhouse, constructed ca 1935**

A one-story, 16'-9" wide by 12'-0" deep Potting Shed (ca. 1935) is located on the east side of the access drive northeast of the residence. A concrete block foundation is all that remains of a steel and glass greenhouse that separated the road from the potting shed. Remnants of a garden wall including a brick pier gateway remain to the south and east of the potting shed and greenhouse foundation.

The wood-frame Potting Shed is constructed on a concrete slab foundation and is capped by a side gable roof sheathed with asphalt shingles. The building is clad with wood shingles. A vertical board door at the northwest end of the south facade provides access. The opening is framed by a simple wood surround. Exposed framing of a bracketed shed roof is located above the entry opening. A secondary entrance comprised of a single hinged vertical board door is located to the north of the primary entrance. This secondary entrance provided access to the greenhouse. A twelve-light wood casement window is centered on the southeast elevation and a

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four-light casement is centered on the northwest elevation. Like the door opening, the window openings are framed by simple wood surrounds.

### **Fire Hose Shed, constructed ca 1947**

A small one-story 5'-9" wide x 3'-7" deep Fire Hose Shed is located west of the garage. The structure is constructed on four concrete footings. The wood-framed structure is capped by shed roof sheathed with asphalt shingles. A pair of hinged batten wood doors on the east facade provide access. Each door features a small single light framed by wood. The side and rear walls of the shed are clad with painted wood shingles.

### **Paint shed, constructed ca 1936**

A one-story, 7'-6" wide by 7'-6" deep paint shed is located east of the garage. The brick structure is capped by a hipped roof sheathed with asphalt shingles. The double wythe brick walls of the paint shed are laid in a nine-course common bond atop a soldier foundation course and capped by a one-course header course. The brick was painted with a whitewash at one time. A single batten wood door with diagonal cross bracing is centrally located on the west façade. Vent holes are located to each side of the entry; one at the base and one below the cornice. There are no other openings on any of the other elevations.

### **Shaker Barn - foundation, constructed ca 1938**

The concrete foundation footings of an Alfred Shaker Village barn are located east of the garage and paint shed. The barn was moved to the property by Charles and Louise Parsons Ewing from the Shaker Village in Alfred in 1938. The barn has since been moved off of the property by the Ewing Family and relocated on the farmhouse parcel to the north of the complex.

### **Truck Garage, constructed ca 1940**

A one-story, 14'-0" wide by 28'-0" deep truck garage (ca. 1940) is located to the northeast of the garage. The wood-frame structure is constructed on concrete footings and terminates in a front gable roof sheathed with asphalt shingles. The building is clad with wood shingles. A pair of wood-board and batten hinged doors centrally located on the north façade provide access to the interior. The opening is framed by a simple wood surround. A single six-light casement window located at the south end of the west elevation provides light to the interior. The window opening is framed by a simple wood surround.

### **Pool, Changing House, and Pump House Footings, constructed ca 1937**

A poured concrete salt-water swimming pool approximately 18'-0" wide by 25'-0" long and 4'-0" deep is located southeast of the residence at the edge of the woods along the rocky coast. The pool is partially infilled and is in a deteriorated condition,

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The ruins of a one-story, 7'-6" wide by 6'-7" Changing House (ca. 1937) is located to the northeast of the pool. The wood-frame structure is constructed on a poured concrete foundation and terminates in a shed roof sheathed with asphalt shingles. The roof is partially collapsed. The building is clad with painted vertical board siding.

A pump house was located east of the pool. All that remains are poured concrete footings.

### **Boat House, constructed in 1936**

A one-story, 18'-0" wide by 40'-0" deep boat house (1936) is located on the west side of the access drive approximately 1/4 mile northwest of the residence. The boat house is located approximately 75' west of the road on the east bank of the Little River. The wood-frame structure is constructed on concrete footings and terminates in a front gable roof sheathed with asphalt shingles. The building is clad with wood shingles. A pair of hinged vertical board doors are centrally located on the east façade. The opening is framed by a simple wood surround. A secondary entrance comprised of a single hinged vertical board door is located at the east end of the south elevation. The opening is framed by a simple wood surround. A band of three, six-light wood sash windows, located at the east end of the north elevation provide natural light to the interior. Like the door opening, the window opening is framed by a simple wood surround. The west, or rear elevation features a four-light wood sash set within a simple wood surround. Above the window, is a hinged wood awning constructed of five horizontal boards. The awning is set within a simple wood surround. The awning may be covering a band of windows similar to those on the north elevation.

### **Bath House, constructed ca 1937**

A one-story, 28'-0" wide by 14'-0" deep bath house (ca. 1937) is located to the south of the boat house. The wood-frame structure is constructed on concrete footings and terminates in a side gable roof sheathed with asphalt shingles. The building is clad with wood shingles. A pair of hinged vertical board wood doors are located at the north end of the east facade. The opening is framed by a simple wood surround. A four-light wood sash window is located at the south end of the facade.

### **27' Lifeboat**

The planked frame remains of a 27' double-ender lifeboat are located behind the Bath House. Ewing family diaries suggest that the boat is a early twentieth century ship-borne lifeboat that was purchased by David Ewing in 1936 from Thomas O'Keefe of the Milton Yacht Club. David Ewing made some modifications to the boat, but not enough to make it clear what he intended the boat to be used for.

### **Seawall, constructed ca 1931 and rebuilt 1992**

The property includes a seawall, constructed ca 1931 but the seaward face of the stone wall was completely rebuilt in 1992 after the 1991 storm. While the 15" deep wall retains the view of the

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original vertical stone wall, the new wall is constructed of stone-faced concrete with a battered profile. In addition, the walls height from the grass was increased 6" to further protect the main house from storm surge. A four-foot high stone wing wall located to the east of the seawall was constructed in the late 1930s by David Ewing, son of Charles.

**Tennis court, constructed ca 1932, resurfaced 1950s**

Located on the north side of the gravel drive to the north of the residence and northwest of the potting shed is a tennis court. The clay court was constructed ca 1932 and resurfaced in the 1950s with asphalt.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

### Areas of Significance

(Enter categories from instructions.)

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Architecture

Social History

**Period of Significance**

1931-1954

**Significant Dates**

1931

**Significant Person**

(Complete only if Criterion B is marked above.)

**Cultural Affiliation**

**Architect/Builder**

Architect: Charles Ewing

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

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The Charles and Louise Parsons Ewing estate, commonly known as "Timber Point," is significant under National Register Criterion A, Social History for its association with Maine's Early 20th Century Cottage Era. The use of this extensive property as a seasonal residence to Charles and Louise Parsons Ewing is consistent with the lifestyle of elite Bostonians and New Yorkers during the first third of the 20th century. The property is also being nominated under Criterion C, Architecture as it embodies the distinctive characteristics of its type and period, illustrating an impressive interpretation of the Maine coastal summer estate which not only combined contemporary trends but the personal taste of the designer, owner, and master architect, Charles Ewing. The principal residence and outbuildings, all of wood, are well-preserved examples of "cottage" architecture, much of it of an eclectically designed character, as manifested in Maine coastal settings. Some of the buildings are the work of Charles Ewing, master architect, who took advantage of the local materials and settings to create distinctive designs. A number of the outbuildings were built by members of the Ewing family, following the vernacular architecture tradition.

Timber Point retains its architectural integrity and remains relatively unaltered from the time of construction. The district conveys its historic associations and possesses integrity of location, design, setting, materials, and workmanship. The landscape of Timber Point is also significant as an expression of the rustic juxtaposed with the formal. The trees and vegetation around the property create a naturalistic effect while the terraced lawn along the water's edge is an element of an ordered arrangement imposed on a natural environment.

The period of Significance for the district begins in 1931 when the earliest extant structures were constructed and extends to 1954, the year of Charles Ewing's death.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### **Social History**

When the French and Indian Wars ended, and the Treaty of Paris was signed in 1759, the British promised Indian tribes rights to keep the lands they held at the close of the war. However, English encroachment on Indian lands relegated the Indians to the fringes paving the way for permanent European/English such as ensued in York County. Development in the area remained predominantly based on agricultural and fishing through the nineteenth century. Major development did not occur until the mid-nineteenth century when transportation corridors were constructed.

In 1842, the Portland, Saco and Portsmouth Railroad was formed to build a railroad from Portland to South Berwick which provided marketing opportunities to local farmers. The existence of quick freight service promoted industrial development in the area. Lumber, cotton, textiles, boots and shoes, and harnesses were only a few of the items manufactured in the area at this time. In 1872, the development of the Boston and Maine Railroad system, which took over the Portland, Saco, and Portsmouth Railroad, ran a branch line into Kennebunk Village; another

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line from the village to the beaches was constructed in 1883, facilitated the influx of vacationers to the coastal areas. They came to enjoy the beaches, rivers, and small town life. The early arrivals stayed first in small boarding houses then later large frame hotels and by the late nineteenth century, cottages began to appear. In 1887, the Boston and Maine Railroad reported that the new beach railroad was one of their most profitable branches per mile. (FN - In Granite Point: A Personal Perspective, noted historian, Roy Fairfield, writes about the "Boston House," a hotel located at the southwest corner of the Ewing Estate. No other information regarding a hotel/boarding house in the area has been found and the Ewing family has not found any evidence of its existence on the property.)

During the latter decades of the nineteenth century and into the twentieth century, agriculture remained a strong element of life in the area as did fishing along the coast. Following World War II the Maine Turnpike opened (1947). This brought further change to the area by contributing to a shifting of its small industries from the downtown villages to outlying areas and Route 1. The eventual decline in the railroad and passenger service reflected a continuing trend to automobile travel. The nature of tourism gradually changed with the arrival of the automobile. "Touring" and "day tripping" led to the disappearance of the many hotels that lined the coastal beaches. Tourist cabins followed and have now been replaced with motels and bed and breakfast inns.

Since the Seventeenth century, Timber Point was owned by the Curtis family and used as a farm and later for the raising and training of oxen. Lucie C. Wicks and Charles W. Wicks bought Timber Point in the early twentieth century with the intention of sub-dividing and developing the property; however, with the onset of the Great Depression, the Wicks were no longer able to pursue their plans to develop the property and had to sell.

The property "consisting of farmland, woodland and Beach, with the buildings thereon" as well as "another lot of land lying Southerly of and connected with the above described lot, at low tide, and known as *Timber Island*" was purchased in 1929 by Louise Parsons Ewing for "one dollar and other valuable considerations" from Charles W. and Lucie C. Wicks.

Charles and Louise Parsons Ewing purchased the property to establish their own family retreat close to her family's property, Riverhurst, in Kennebunk, ME. Shortly after the purchase, Charles began designing a seasonal cottage at the far end of the point. The design of the house was an impressive interpretation of the Maine coastal summer estate which not only combined contemporary trends but the personal taste of the designer, owner, and master architect, Charles Ewing. The main house, garage, and garden wall are the work of Charles Ewing, who took advantage of the local materials and settings to create distinctive designs. The laundry appears likely to also be his work (though not yet documented), and he likely influenced designs of other structures. Archival research did not uncover if the grounds of Timber Point were "designed" at the same time the house was constructed but the terraced lawn along the water's edge, the curvilinear paths and the location of service buildings follow current trends in landscape design of the time.

Charles Ewing was born December 22, 1872 in Washington, D.C. His parents were Charles Ewing (b 1840-1883), a prominent Washington DC patent lawyer, Catholic Commissioner of



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Indian Affairs, Captain and Brevet Colonel for the US Army and Brigadier General for the US Volunteers during the Civil War, and Virginia Larwell Miller Ewing (b 1846-1937), daughter of Ohio Congressman, John K. Miller.

Charles attended Georgetown University for two-years. Turning to architecture, he was a special student at MIT for three years (1894-1897), and was in Paris for two more, 1899-1901, preparing for and studying at the Ecole des Beaux-Arts at the atelier of Marcel Lambert. From 1901-1904 he was in the office of Carrere & Hastings in New York.

In 1904, he formed a partnership with George Shepard Chapell (1877-1946) and the two practiced together in New York City with Rockwell Kent as one of their draftsman until 1917. Ewing is credited with many residential commissions in New York and Connecticut including the house of Mrs. Rockwell Kent in Tarrytown, NY; the house of Richard E. Forrest in Cedarhurst, Long island; and the houses of Franklin Farrell Jr and Mrs. Alfred Mitchell, both located in the Prospect Hill Historic District in New Haven, CT.

On 26 March 1913, Charles married Louise Parsons of New York at The Parsons' Family estate on Wassaw Island, Georgia. Louise Parsons Ewing, born 17 January 1880 in New York was the youngest of seven children born to George Parsons (1826-1907) and Sarah Elizabeth Eddy (1838-1918). George Parsons and his older brother, Edwin were financial capitalists and focused their business on railroad, cotton, and mining interests, as well as the steel industry in Michigan. The Parsons family spent time at their seasonal home, Riverhurst, on the Parson family compound at Parsons Beach in Kennebunk as well in New York City, and on Wassaw Island along the coast of Georgia near Savannah.

In 1915, Charles and Louise purchased property in the community of Rye, New York. The home located on Barlow Lane was designed by Charles. Charles and Louise had four children; Charles Miller Ewing (1914-1976), Joseph Parsons Ewing (1916-1928), David Maskell Ewing (1918-1944), and Robert Malcolm Ewing (1919-2005). The family resided in Rye from 1915-1928.

In 1929, the Ewing Family moved from Rye, New York to a rented house on Canton Avenue in Milton, MA. The move was both an effort to get away from the city and provide a good education for the boys at Milton Academy.

Like other Bostonians and New Yorkers of ample means, the Ewing family summered on the Maine coast. The Ewings resided in Maine from the Spring through the Fall at the Parsons property on Parsons Beach in Kennebunk. Charles Ewing, even designed adjacent summer homes, Urchin and Nautilus on Parsons Beach that were occupied by his family in the years immediately preceding commencement of work on Timber Point.

Louise was looking to move away from the family compound at Parsons Beach because she wanted a phone, electricity, and modern conveniences due to her son, Joe's medical conditions. According to the current generation of Ewings, a relative at the Parson compound would not allow any "newfangled" conveniences thus Louise and Charles began to look around for property near the compound to fulfill Louise's desire for "a safer" house for her son.

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The life they led at Timber Point was oriented around their children, outdoor activities, their own work and interests as well as the reception of their many literary and artistic friends including printmaker and illustrator, Rockwell Kent, and authors; Kenneth Roberts, Booth Tarkington, and Margaret Deland.

Charles Ewing and Louise Parsons Ewing were part of the social networks of Boston, New York, and Maine (FN Social Register of New York). Their social circles, contributed a great deal to the local communities. Charles was a member of the State Charities Aid Association Visiting Committee for Westchester County which organized volunteer visiting committees to inspect and insist on good management of public institutions. In 1941, Charles Ewing, Booth Tarkington, and Kenneth Roberts spearheaded a campaign to have a government-funded mural, "The Bathers," by Elizabeth Tracey portraying scantily-clad bathers at the beach removed from the Kennebunkport Post Office and replaced with one more to their taste. In 1945, the mural was replaced with a "more dignified" shipbuilding-themed painting by marine artist Gordon Grant. Painting of the mural was funded by donations by Kennebunkport citizens and still graces the Post Office wall.

Louise Parson Ewing died 27 May 1951 in Biddeford, Maine and Charles died 21 December 1954 in Salem, MA. At this time, the property was left to their sons, Charles Miller Ewing and Robert Malcolm Ewing. The Ewing family remained in residence at the property until 2011, living upon it lightly until circumstances made it necessary for them to sell the land. The Ewing's approached the conservation community, and The Trust for Public Land joined several partners to forever protect Timber Point.

In 2012, The U.S. Fish and Wildlife Service acquired Timber Point after a coalition of organizations managed to raise more than \$5 million to purchase the land for the Rachel Carson National Wildlife Refuge. The project received more than 600 individual donations and a grant of \$200,000 from the National Fish and Wildlife Foundation. The initial \$3 million that spurred these private donations came from the federal Land and Water Conservation Fund (LWCF), which is funded with revenues generated from off-shore oil and gas leases with the strong support of U.S. Senators Olympia Snowe and Susan Collins and U.S. Representative Chellie Pingree.

The U.S. Fish and Wildlife Service will manage the property for habitat purposes and The Rachel Carson National Wildlife Refuge will make the property available for bird watching and wildlife observation as well as walking a trail.

Additionally, the non-profit *Timber Point Center at Rachel Carson National Wildlife Refuge* whose mission is to *promote advanced learning in community sustainability and environmental stewardship* hopes to restore and reuse the buildings as a nonprofit, overnight convening facility to provide a unique setting and space, environmental curricula, and convening programmatic assistance, for meetings and retreats. Working in collaboration with Rachel Carson National Wildlife Refuge, *Timber Point Center* will seek to develop beneficial partnerships with organizations that align with *Timber Point Center's* mission.

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Architecture

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The district is significant in the area of architecture for its intact residence and contributing outbuildings that represent the changing pattern that evolved when the affluent of the east coast cities, Boston, New York and Philadelphia made their escape from the summer heat and sought the fresh sea air and rugged coast line of Maine. The district is also significant for its association with the prominent New York/Boston master architect Charles Ewing. Timber Point survives mostly intact and represents an impressive interpretation of the Maine coastal seasonal estate which not only combined contemporary trends but the personal taste of the designer and owner, Charles Ewing.

The principal residence and outbuildings, all of wood, are well-preserved examples of cottage architecture, much of it of an eclectically designed character, as manifested in Maine coastal settings. The residence is characterized by elements of an older style paired with elements of a more modern style reflecting the changing taste of the owner. At first glance, the principal residence appears to be constructed utilizing the dominant style for American residential architecture during the first half of the twentieth century which was Colonial Revival Architecture. However, once inside, it becomes clear that the residence was more of a vision and clearly designed from the inside out. The interior was constructed following a chapter from the Arts and Crafts movement which emphasized quality and craftsmanship with a nod to the more modern Shingle Style and even Modern Architecture movement idea of space planning in which interior spaces were opened to each other and interwoven while still retaining a bit of the Beaux Arts philosophy where each room retains its own shape and individual character. (Chafee Letter)

The outbuildings and support structures at Timber Point such as the garages, chauffeur-residence, laundry building, boathouse, bathhouse and even a private backyard pool are illustrative of the desire of the coastal summer visitor to live a rustic life with all of the comfort and convenience of their winter home. All of the outbuildings and support structures in the district retain a high level of integrity and are representative examples of the prevailing type of building found on the coastal estates during the late nineteenth and early twentieth century.

Charles Ewing, architect, was born 22 Dec 1872 in Washington D.C. and died 21 December 1954. He attended Georgetown University for two-years. Turning to architecture, he was a special student at MIT for three years (1894-1897), and was in Paris for two more, 1899-1901, preparing for and studying at the Ecole des Beaux-Arts at the atelier of Marcel Lambert. From 1901-1904 he was in the office of Carrere & Hastings in New York.

In 1904, he formed a partnership with George Shepard Chapell (1877-1946) and the two practiced together with Rockwell Kent as one of their draftsman until 1917. Ewing is credited with many residential commissions in New York and Connecticut including the house of Mrs. Rockwell Kent in Tarrytown, NY; the house of Richard E. Forrest in Cedarhurst, Long island; and the houses of Franklin Farrell Jr and Mrs. Alfred Mitchell, both located in the Prospect Hill Historic District in New Haven, CT. Many of these residences are one-and-one-half and two-story single family residences constructed in the Colonial Revival style as well as Arts and

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Crafts influenced dwellings. Additionally, the firm is credited with the design of Sanders Chemical Laboratory also known as Sanders Hall of Chemistry at Vassar College; the Georgetown Gymnasium at Georgetown University in 1909, and the Architects Building at 101 Park Avenue in 1912 with La Farge & Morris (FN Located at 101 Park Avenue, The Architects Building housed the offices of the city's architectural elite including Kenneth Murchison, Arnold Brunner, and the firm of McKim, Meade & White. The 16 story building was demolished to make way for a 49 story office tower in 1979).

In 1906, Charles Ewing formed the Digressionist Society with fellow New York architects, James Monroe Hewlett, and Grosvenor Atterbury. The Digressionist Society consisted of a group of well-known architects and artists whose mission was to create something artistic outside of their usual purview, to be unveiled and evaluated at their annual convocation. The winner, chosen by three judges, was presented with a medallion engraved with the Digressionists' symbol, a flying fish, and an image of the Acropolis beneath curling waves. (FN James Monroe Hewitt Article). Charles Ewing is reported to have received the "Flying Fish" award several times, although it is unknown at this time for what.

On March 3, 1907, Charles Ewing was nominated by John M. Carrere, Thomas Hastings, and Owen Brainard, of Carrere & Hastings Architects for an Associate Membership in the American Institute of Architects (AIA). John M. Carrere's letter of support states that Charles Ewing "is an ideal candidate who has already been heard from and who has already made his mark, and whom I admire very greatly." Charles was elected to the AIA on May 24, 1907. Charles was a member of the AIA until his retirement in 1931 at which time the Executive Committee of the AIA placed him on the retired list of the Institute, relieving him from financial obligations as to dues of the Institute while still retaining the privileges of full membership.

In 1913, Ewing & Chappell designed the first buildings at Connecticut College including two residence halls, Plant and Blackstone, and an academic building, New London Hall. The buildings were sited based on the landscaping firm of Olmsted Brothers recommendation of an axial layout preserving the long view toward New London and Long Island Sound.

In 1918, Ewing and Chappell split and Ewing formed a partnership with Jerome R. Allen. The firm of Ewing and Allen designed the cantonment at the Pelham Bay Naval Reserve Training Station and housing within the Nitrate Village at Muscle Shoals, Tennessee in 1918 as well as the new north wing of the Architects Building at 101 Park Avenue, New York in 1927. (FN Nitrate Village No. 1 Historic District was listed on the National Register in 1984).

After the death of Jerome R. Allen in 1928, Ewing practiced architecture with Ola J. Ramberg and Bachmann. Ewing, Ramberg & Bachman are credited with the office building at 115 East 61st Street, New York in 1929, the proposed residence of Douglas R. Hartshorne in Rye New York in 1930 as well as Timber Point in 1931.

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In addition to the Urchin and the Nautilus at Parsons Beach in Kennebunk, Charles Ewing is locally known for his work on St. Martha's Chapel, the portico of the Congregational Church in Kennebunkport, and the Kennebunkport Community Center.

In 28 March, 1935, Charles Ewing received the medal for Excellence in Craftsmanship and Service from the Society of Arts & Crafts for his "talent and devoted work as architect, administrator, advisor and friend." His medal was one of only 63 medals awarded between 1913 and 1948.

The Timber Point Historic District is able to convey a sense of historical and architectural cohesiveness through both its buildings and its landscape. The contributing buildings retain their original form, ornament, and continue to portray their original use and design. The district retains integrity of design, location, workmanship, setting, feeling, association, and materials. Few of the buildings have been altered to a degree that they no longer contribute to the district.

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## 9. Major Bibliographical References

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**Previous documentation on file (NPS):**

- \_\_\_\_ preliminary determination of individual listing (36 CFR 67) has been requested
- \_\_\_\_ previously listed in the National Register
- \_\_\_\_ previously determined eligible by the National Register
- \_\_\_\_ designated a National Historic Landmark
- \_\_\_\_ recorded by Historic American Buildings Survey # \_\_\_\_\_
- \_\_\_\_ recorded by Historic American Engineering Record # \_\_\_\_\_
- \_\_\_\_ recorded by Historic American Landscape Survey # \_\_\_\_\_

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**Primary location of additional data:**

☐ State Historic Preservation Office

☐ Other State agency

☒ Federal agency

☐ Local government

☐ University

☒ Other

Name of repository: Ewing Family Records

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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## 10. Geographical Data

**Acreage of Property** 100.80

Use either the UTM system or latitude/longitude coordinates

### Latitude/Longitude Coordinates

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

**Or**

### UTM References TO BE DETERMINED

Datum (indicated on USGS map):

☐ NAD 1927    or    ☐ NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |



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**Verbal Boundary Description** (Describe the boundaries of the property.)

The boundary of Timber Point Historic District is shown as the shaded portion on the accompanying map entitled "STANDARD BOUNDARY SURVEY OF TIMBER POINT AND TIMBER ISLAND SHOWING TRUSTEES OF THE TIMBER POINT TRUST TRACT (8823) TO BE CONVEYED TO THE UNITED STATES FISH AND WILDLIFE SERVICE AND LANDS TO BE RETAINED BY THE TRUSTEES OF THE TIMBER POINT TRUST, ET AL., BIDDEFORD ASSESSORS MAP 5, LOTS 1 AND 2 CITY OF BIDDEFORD, YORK COUNTY, MAINE", dated December 16, 2011, recorded in the York County Registry of Deeds in Plan Book 353, page 9.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary includes the residence, outbuildings and structures that have historically been part of Timber Point and that maintain historic integrity. The 13.16 acre parcel of the historic farmhouse at the northeast portion of Timber Point has been excluded because it has been retained by the Trustees of the Timber Point Trust et al., as a private residence.

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**11. Form Prepared By**

name/title: Geoffrey E. Melhuish/Architectural Historian  
organization: ttl-architects  
street & number: 28 Danforth Street, Suite 213  
city or town: Portland state: ME zip code: 04101  
e-mail: gmelhuish@ttl-architects.com  
telephone: 207-761-9662  
date: January 3, 2013

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.

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- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

The information for items 1-5 is identical for each print.

1/XX.

1. Name: Timber Point Historic District
2. County and State: York County, ME
3. Photographer: Geoffrey E. Melhuish
4. Date of photographs: 6/10/2012
5. Location: Maine Historic Preservation Commission  
55 Capitol Street  
65 State House Station  
Augusta, Maine 04333-0065
6. View
7. Photograph 1 of XX

### See Digital Photos File

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.